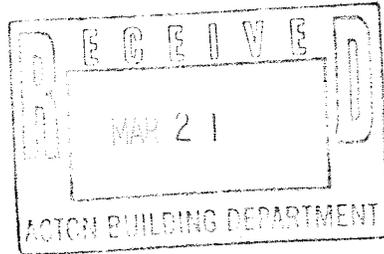


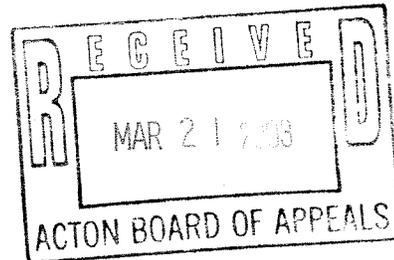
Acton Board of Appeals
Acton town Hall
472 Main Street
Acton, MA 01720



March 17, 2003

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Re: Proposed development at 520 Main Street Acton



Dear Sirs:

We wish to serve official notice of objection to the proposed housing development at 520 Main Street in Acton. We live at 15 Hemlock Lane and our lot abuts the referenced parcel so that we would be directly and negatively impacted by inappropriate development of this parcel. From the information provided in the previously filed Notice of Intent and other information such as maps and existing neighboring land use, the proposed use is definitely inappropriate for this site for the reasons given below. We expect that the Town authorities will agree after a thorough and complete examination that should include a systematic study of the area and conservative approach to the management of the Town's limited resources.

First of all, the proposed housing density is substantially and markedly different from that of the near-neighbors and abutters. The density will have a very negative impact on the neighborhood and the quiet enjoyment that the existing homes and area provide. This inconsistency is notable for an older, well established central Acton community.

The land in question abuts wetlands (along with our lot) and the proposed high density housing will doubtlessly impact this "protected" area. The direct impact of housing construction, paving, septic system and the incidental use of water on the wetlands will be a change in the wetlands and its flora and fauna. The wetlands will be the natural receiver of all water used in the development and the added quantity of water will be substantial which will increase the amount of water flowing into the wetlands. Furthermore, no septic system is perfect so the quality of water added to the wetlands will always be of suspect quality and what guarantee is there that salty pavement runoff, gardening chemicals, household chemicals, automotive fluids will not find their way into the wetland which are the natural drainage for this area. The original plans call for paved parking for around eighty cars plus the driveway and common areas. The substantial runoff from just the paved area during heavy rains could cause channeling, erosion and physical changes to the adjoining wetlands. All of this would be happening where the water table is generally high year-round and nearly at grade level during the spring rains. It is also highly likely that the adjoining wetland contains one or more vernal pools. This area has been essentially untouched in decades and even then, only with minimal density housing and development.

Our property abuts the wetlands and the parcel in question and a blue spotted salamander has been seen on our lot at the edge of the wetlands. I do not know whether this is an endangered species (I've been told that it is.) or whether there are other endangered species in this wetlands

area. However, it would seem to be a prime responsibility of the Town authorities to take any action necessary to protect and preserve the current nature of this wetlands area and any indigenous species such as the wood frog that may reside there whether endangered or not.

In fact, it would appear that the wetlands area boundary is indeterminate. Where is the wet year, wet season high water mark? Any plan for development of this parcel must take this factor into account.

There is currently an insufficient fresh water supply for the existing needs of the Town. Water rationing has been the norm for the last several years. Adding fifty or more housing units will only exacerbate the water shortage. Any plans to add more housing should address this water shortage problem.

There are serious safety concerns with such high density housing in a pinched area of Main Street. Visibility to the East on Main Street is limited to about one-half block from this land parcel. With the high volume of traffic coming in and out of the parcel access onto the street, safety will be a genuine concern. Furthermore, the substantial increase in traffic in that area will decrease the safety where nearby streets intersect Main Street. Even now access from Nagog Hill Road onto and across Main Street is hazardous due to the volume of traffic. The situation will only worsen with the addition of so much local traffic.

A further safety issue is the number of parking spaces relative to the number of housing units proposed. Eighty parking spaces for fifty or more housing units seem inadequate. Will Main Street become the overflow parking area for the excess cars belonging to the new residents? What about visitors to the development? Where will they park? This is an issue not only for safety but also for the local environment and the wetlands.

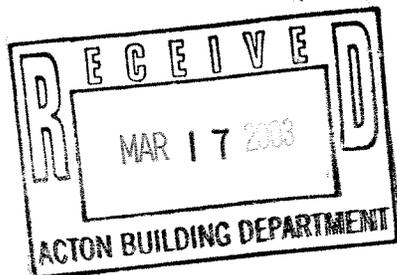
We respectfully demand and expect that all of these issues will be fully examined in accordance with all existing laws and regulations. We further expect those authorized with protecting the environment and the community to exercise all of its powers to insure that any proposed development does not irreversibly damage the area and the rights of the existing Town citizens are not abridged.

Sincerely,




Mary and James Johnson
15 Hemlock Lane
Acton, MA 01720

Temporarily at;
44 Vigor Brown St
Napier
New Zealand
March 10, 2003



Permanant Address and Owner
22 Hemlock Lane
Acton MA 01720

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The Zoning Board of Appeal
Acton Town Hall
472 Main St
Acton MA 1720

Re: Proposed development of 520 Main Street,

Dear Sir,

We wish to place on record our formal objections to the proposed development at 520 Main St Acton..

We look for the Town Authorities to sponsor responsible development of the Town and its limited resources. We feel that this project does not meet that requirement in any way. The locatiuon for such a development is completely inappropriate for the following reasons;

- 1) Wetlands; there would be serious environmental impact on the wetland area from such a big development.
- 2) Sewage Effluent; the large amount of Sewage Effluent from so many units going into the wetlands would seriously impact the area.
- 3) Storm Water Runoff; Such developments concentrate storm water accumulation. The extensive building and hardstanding area would greatly diminish natural ground absorbtion. This increased concentration of water salt and other contaminants would all finish up in the wetlands...
- 4) Traffic Increase; the development indicates a total of about 80 carparks. Assume about 4 movements per vehicle per day giving a total of 320 movements. This would be a very considerable increase in the traffic spilling out onto Route 27. It is already extremely difficult at certain times to get out of Nagog Hill Road onto route 27 or cross it. This extra traffic would considerably increase the danger.
- 5) Acton Water Resources; Acton has very limited water resources available as is evidenced by the fact that water is already severely rationed each year. Any available water resource that is available in the town should be used wisely for projects which are in keeping with the best use of land in the town and not on unsuitable projects certainly destined to affect the wetland and create traffic hazards.

We are not against the development of affordable housing in Acton but surely a more suitable site can be found without impacting the wetland or creating a traffic problem. As an alternative is this a site that should be purchased by the town for community protection?

Thank you for your consideration.

Lawrence M. Layzell
Lawrence and Margaret Layzell
Owner Ocupiers of 22 Hemlock Lane.